



*Brian Harkins
Estate Agents*

22E ADELAIDE STREET, GOUROCK, PA19 1PF

OFFERS OVER £44,500

C/TAX BAND: A

1 BEDROOM FLAT

EPC BAND:D

This one Bedroom FIRST FLOOR FLAT is sure to appeal to both the First Timer buyer and a buyer wishing to down size to the one level. The property is located within a popular residential district of Gourrock Town Centre. This property is distinctively spacious and must be viewed to appreciated.

The Accommodation extending to a welcoming reception hallway leading into Bright stylish Lounge, fitted Kitchen with ample wall and base mounted units.

Double Bedroom with storage cupboard.

Wetroom comprising of a two piece suite with wetwall and tiling.

Specification of the property includes Double Glazing and Electric Heating. Large walk in storage cupboard/small office in Hallway.

The property has communal garden grounds and residents car parking.

Early viewing is highly recommended to fully appreciate the excellent starter accommodation on offer.

Lounge

14'2" x 12'1" (4.32m x 3.7m)



Kitchen

9'3" x 9'1" (2.84m x 2.77m)



Bathroom

6'7" x 5'6" (2.03m x 1.68m)



Bedroom

14'2" x 9'2" (4.32m x 2.8m)

IMPORTANT NOTE TO PURCHASERS:

****MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and

reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



